

**SNAPSHOT of HOME Program Performance--As of 09/30/10**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **El Monte**

State: **CA**

PJ's Total HOME Allocation Received: **\$20,772,965**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

| Category   | PJ       | State Average | State Rank    | Nat'l Average | Nat'l Ranking (Percentile):* |         |         |
|--|----------|---------------|---------------|---------------|------------------------------|---------|---------|
|  |          |               |               |               | Group                        | B       | Overall |
|  |          |               | PJs in State: | 93            |                              |         |         |
| <b>Program Progress:</b>   |          |               |               |               |                              |         |         |
| % of Funds Committed   | 94.75 %  | 94.61 %       | 43            | 95.51 %       | 48                           | 43      |         |
| % of Funds Disbursed   | 85.85 %  | 86.79 %       | 48            | 87.58 %       | 27                           | 33      |         |
| Leveraging Ratio for Rental Activities                           | 4.94     | 5.85          | 1             | 4.86          | 100                          | 100     |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 77.03 %  | 77.30 %       | 52            | 82.17 %       | 25                           | 21      |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 44.86 %  | 69.91 %       | 68            | 71.17 %       | 9                            | 12      |         |
| <b>Low-Income Benefit:</b>                                       |          |               |               |               |                              |         |         |
| % of 0-50% AMI Renters to All Renters                            | 77.69 %  | 81.87 %       | 63            | 81.54 %       | 30                           | 32      |         |
| % of 0-30% AMI Renters to All Renters***                         | 55.37 %  | 41.12 %       | 26            | 45.68 %       | 68                           | 68      |         |
| <b>Lease-Up:</b>   |          |               |               |               |                              |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 86.78 %  | 96.50 %       | 79            | 96.19 %       | 8                            | 10      |         |
| <b>Overall Ranking:</b>  |          |               | In State:     | 50 / 93       | Nationally:                  | 28 32   |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |               |               |                              |         |         |
| Rental Unit  | \$36,026 | \$36,770      |               | \$27,510      | 121 Units                    | 45.30 % |         |
| Homebuyer Unit   | \$58,835 | \$21,420      |               | \$15,239      | 56 Units                     | 21.00 % |         |
| Homeowner-Rehab Unit   | \$39,753 | \$27,404      |               | \$20,932      | 51 Units                     | 19.10 % |         |
| TBRA Unit  | \$11,537 | \$2,249       |               | \$3,121       | 39 Units                     | 14.60 % |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): El Monte CA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$140,200 | \$198,638 | \$42,217  |
| <b>State:*</b>     | \$141,187 | \$115,957 | \$28,714  |
| <b>National:**</b> | \$98,643  | \$77,150  | \$23,791  |

**CHDO Operating Expenses:**  
(% of allocation)

|                      |   |
|----------------------|---|
| <b>PJ:</b>           | <span style="border: 1px solid black; padding: 2px;">3.8</span> % |
| <b>National Avg:</b> | <span style="border: 1px solid black; padding: 2px;">1.2</span> % |

**R.S. Means Cost Index:** 1.09

|  | Rental %   | Homebuyer %  | Homeowner %  | TBRA %  |
|--|--|--|--|---|
| <b>RACE:</b>                             |  |  |  |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">17.1</span> | <span style="border: 1px solid black; padding: 2px;">3.6</span>  | <span style="border: 1px solid black; padding: 2px;">29.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">1.9</span>  | <span style="border: 1px solid black; padding: 2px;">1.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">35.2</span> | <span style="border: 1px solid black; padding: 2px;">16.1</span> | <span style="border: 1px solid black; padding: 2px;">2.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">2.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">1.9</span>  | <span style="border: 1px solid black; padding: 2px;">1.8</span>  | <span style="border: 1px solid black; padding: 2px;">3.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">1.0</span>  | <span style="border: 1px solid black; padding: 2px;">23.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### ETHNICITY:

|          |  |  |  |   |
|----------|--|--|--|---|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">42.9</span> | <span style="border: 1px solid black; padding: 2px;">53.6</span> | <span style="border: 1px solid black; padding: 2px;">62.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
|----------|--|--|--|---|

### HOUSEHOLD SIZE:

|                    |  |  |  |   |
|--------------------|--|--|--|---|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">58.1</span> | <span style="border: 1px solid black; padding: 2px;">1.8</span>  | <span style="border: 1px solid black; padding: 2px;">25.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">23.8</span> | <span style="border: 1px solid black; padding: 2px;">14.3</span> | <span style="border: 1px solid black; padding: 2px;">31.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">5.7</span>  | <span style="border: 1px solid black; padding: 2px;">17.9</span> | <span style="border: 1px solid black; padding: 2px;">13.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">4.8</span>  | <span style="border: 1px solid black; padding: 2px;">39.3</span> | <span style="border: 1px solid black; padding: 2px;">5.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">1.9</span>  | <span style="border: 1px solid black; padding: 2px;">17.9</span> | <span style="border: 1px solid black; padding: 2px;">9.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">1.9</span>  | <span style="border: 1px solid black; padding: 2px;">8.9</span>  | <span style="border: 1px solid black; padding: 2px;">5.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">3.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">3.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### HOUSEHOLD TYPE:

|                        |  |  |  |   |
|------------------------|--|--|--|---|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">4.8</span>  | <span style="border: 1px solid black; padding: 2px;">10.7</span> | <span style="border: 1px solid black; padding: 2px;">13.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">71.4</span> | <span style="border: 1px solid black; padding: 2px;">1.8</span>  | <span style="border: 1px solid black; padding: 2px;">35.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">9.5</span>  | <span style="border: 1px solid black; padding: 2px;">5.4</span>  | <span style="border: 1px solid black; padding: 2px;">21.6</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">7.6</span>  | <span style="border: 1px solid black; padding: 2px;">71.4</span> | <span style="border: 1px solid black; padding: 2px;">27.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">5.7</span>  | <span style="border: 1px solid black; padding: 2px;">10.7</span> | <span style="border: 1px solid black; padding: 2px;">2.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |   |
|----------------|--|---|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> # |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">1.0</span>  |   |
| Other:         | <span style="border: 1px solid black; padding: 2px;">1.0</span>  |   |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">98.1</span> |   |

**# of Section 504 Compliant Units / Completed Units Since 2001** 0

\* The State average includes all local and the State PJs within that state

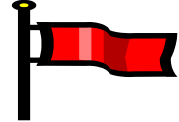
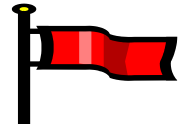
\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): El Monte State: CA Group Rank: 28  
 (Percentile)  
 State Rank: 50 / 93 PJs Overall Rank: 32  
 (Percentile)  
 Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG  |
|-------------------------------------|---|------------|------------|---|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.95%   | 77.03      |   |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 54.12%   | 44.86      |    |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 77.69      |   |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 92.11%   | 86.78      |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 2.750    | 2.07       |   |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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